
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1938 2nd Street NW	<input checked="" type="checkbox"/> Agenda
Landmark/District:	LeDroit Park Historic District	<input type="checkbox"/> Consent Calendar
ANC:	1B	<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Concept Review
Meeting Date:	January 24, 2013	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	#13-108	<input type="checkbox"/> New Construction
Staff Reviewer:	Brendan Meyer	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The applicant, owner Eric Goetz, seeks concept review for a two-story rear addition on a two-story rowhouse at 1938 2nd Street NW in the LeDroit Park Historic District. Plans were prepared by Jerryn J. McCray Architect. This concept was on the January consent calendar, but was removed from the calendar at the request of an adjoining property owner.

Property Description and Context

The subject property is part of a row of nine porch-front, two-story houses designed by A.E. Landvoigt in 1913. They are an early example of the porch-front type of rowhouse and exhibit distinctive colonial revival details in the porch columns and millwork, roof cornice and dormers.

Proposal

A two-story sleeping porch now enclosed as all-weather rooms, 12 feet wide and 7 feet deep, will be removed from the rear to make room for a 17 foot wide and 25 foot deep, two floor addition. The addition will be clad in stucco and fenestrated with vertically oriented sash windows and French doors. A roof deck will be on top of the addition and not extend over the main body of the historic house, thus setback from the front façade approximately 38 feet. A new basement entrance will be created under the existing porch by removing a section of porch lattice and constructing a set of basement stairs parallel to the existing stairs up to the porch. The walk for the basement entrance will branch off from the existing lead-walk.

Evaluation

The rear addition is compatible in terms of material and size with conditions on the rear of this row of houses. While the addition will be larger than most other existing rear wings on this row, the especially deep rear yards will mitigate any prominence of this addition. The existing rear yard is approximately 100 feet deep and will be reduced to 80 feet by the addition. The roof deck will not be visible from 2nd Street nor sit on top of the main block of the historic house. The front basement entrance complies with the Board's *Preservation and Design Guidelines for Basement Entrances and Windows*. The guideline specifies that lattice is not a character defining feature of a porch and section of which may be removed to provide for a new entrance. The front yard is sufficiently raised above the street grade and the yard is deep enough that the new basement stairs will not become a dominant landscape feature which the guidelines warn against.

Recommendation

The HPO recommends that the Board find the concept for a two-story rear addition and new basement entrance at 1938 2nd Street NW to be compatible with the historic district, and delegate final approval to staff.